



Brownfield Planning Board

Minutes of December 1, 2009

Members present: Huguetta Ponko, Patricia Wallstrom, Mitchell Dondero and Paul Kidhardt.

Members absent: Diane Burnell, Philip Mills and Chris Wells.

Others present: Richard Perreault, Pam Thomas, Mike Dandaneau and Darlene Jerome.

The meeting was called to order at 7:05 by the Chairperson, Huguetta Ponko. With four members present, a quorum did exist and business could be conducted. The minutes of November 10th were reviewed by members. Paul made a motion to accept the minutes as written. Mitch seconded the motion. The vote was called and carried 3-0-1. Mitch abstained.

Michael Dandaneau submitted a revised commercial business for a diner. Mike also submitted the following documents for the file: A lease agreement, drawn up but not signed between Steven R. York and Elizabeth A. York (Owners) and Michael Dandaneau (Tenant), Subsurface Wastewater Disposal System Application, Septic System location plan and a State of Maine Department of Health & Human Services Health Inspection Program License Application.

Paul made a motion to accept the application for discussion. Mitchell seconded the motion. The vote was called and carried 4-0-0.

The application was read to all present by Huguetta. Huguetta asked what plan John Bliss had prepared. Mike stated that he prepared the septic system plan. On question d. of the Brownfield Land Use Ordinance: Article IV 4.9, d: A storm water drainage system capable of handling a 25- year storm without adverse impact on adjacent properties has been designed.

The applicants reply is: System does not apply. When asked why it does not apply, Mike stated that he was told that there is no existing problem.

Mike stated that the septic system was put in place and it had been inspected. A 1000 gallon tank was put in for the business. The diner will be using paper plates so that will save use on the system.

Requirement j. of the ordinance states: The commercial / industrial activity will take place at least 100 feet from the nearest dwelling. Reply: George Thing is the only person living less than 100 feet from proposed diner. The Board asked how

they would treat the problem. Members stated that the Board will find out at the Public Hearing if anyone objects. Mike stated that Mike York is leasing nearby property (within 100 feet?) and he has no objection.

Mitch stated that the person could request a meeting with the Board of Appeals if they had an issue with this application. Richard Perereault (Fire Chief) stated that there is a hydrant on Rt. 113 in front and across from his auto shop for fire fighting water supply. Paul asked about an exhaust fan. Mike stated that the fan will be located on the grill, above the stove and to the south of the building. There are no houses in that direction. The heating system will be a monitor heater, B & L Oil Company hooked up the system.

Huguette asked if they had any future plans for expansion to the business. Mike stated that they will be adding a bathroom and maybe at a later time, expand the dining room. Mitch asked the fire chief if the building has been approved as far as the fire department is concerned. Richard stated that it is approved. Mike stated that the state application for business was sent out on December 1st and it takes thirty (30) days to process the application. The Board will hold a Public Hearing on January 5th, 2010 at 7:30 for the proposed business. The secretary will notify all abutters by certified mail of the hearing and will place a Public Hearing Notice into the Shopping Guide for two weeks.

There was no correspondence to review.

The Board signed the official Shoreland Zoning Map. A copy of the map will be sent to Mike Morse of the Maine Department of Environmental Protection.

The finding of facts and conclusions for Heart & Hand, a gardening center, were reviewed by members. The Board had concerns about a sign that the business has out close to Rt. # 113 for the business. The Board had informed Jennifer that she would need to contact the state to place any signage on Rt. # 113. After a short discussion the Board decided that the sign appears to be back far enough from the road and that the sign appears to be located on private property. A motion was made to accept the findings as written; a vote was called and carried 3-0-1. Mitchell abstained.

The proposed dates for 2010 calendar year were reviewed by members. All meetings and workshops will be held on Tuesdays. The list was revised and accepted by the Board.

Paul Kidhardt made a motion to adjourn. Mitchell Dondero seconded the motion. The vote was called and carried 4-0-0. The meeting adjourned at 7:50.

Submitted by,

Chairperson

Pamela Thomas

Huguette Ponko

